

PB# 73-50

McQuade Foundation

73-50
McQuade Site Plan

completed 7/11/73
filed with T.C.
7/12/73 &H.

Received 7/12/73 - 9:05 AM
all fees waived



Oxford

STOCK No. 152 1/3

MADE IN U. S. A.

Date May 25, 1973

Application No. 73-43 ⁻⁵⁰

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8888

APPLICATION FOR SITE APPROVAL

Name William Manfredi Construction Corporation

Address 42 Ireland Drive, Poughkeepsie, NY 12603

1. Owner of the property McQuade Foundation

2. Location of the property Rte. 94, New Windsor, NY 12550

3. zone area General Industry

4. Nature of business Child Welfare

5. Lot size: Front _____ Rear _____ Depth _____

6. Building setbacks: Front yard _____ Rear yard _____

Side yard _____

7. Dimensions of new building s each 99'-4" x 66'-0" (two bldgs.)

Addition _____

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

William Manfredi

Presubmission _____

Final Approval 7/11/73

Adopted 10/5/70

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

7-11-73

July 10, 1973

Town of New Windsor Planning Board

Subject: McQuade Foundation

There are no technical objections to the site plan as submitted
for the expansion of facilities of the McQuade Foundation.

Bernard Kessler

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval McQuade Foundation
Subdivision _____ as submitted by Grindele & Johnson, P.C.
for the building or subdivision of _____
has been reviewed by me and is approved XXXX disapproved _____

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

Joseph Craig

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

July 3, 1973

Planning Board
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

I have just received a call indicating that a letter will follow to the Town Board of the Town of New Windsor requesting McQuade to utilize the sewer line belonging to Sewer District #2 on Rt. 94 by special permission.

This memo is to clarify my original letter with regards to our requirements for a sewer easement for the #663 project.

It is obvious that the Town Board has by prior agreement allowed McQuade to hook on to one house onto the sewer line by special agreement and indicated in that special agreement that if and when a sewer district is formed that they would become part and parcel of that district and will pay any and all charges that apply to said district.

They are now apparently trying to include the new building and the rest of the facilities into the agreement which would allow them to utilize this line. At this point in time I have no objections and I feel that the Town Board would have no objections to this request, however in order for us to insure adequate service not only for this parcel but for other parcels our intersector that is to relieve this line on Rt. 94 will necessitate an easement from McQuade which is not in any sewer district and consequently is not entitled to utilization of services for sewer unless approved by the Town Board. It is questionable whether or not the Town Board can in good faith approve this service unless we can guarantee the continued capacities in flow for this area to reach the sewer plant as had been planned and provided for in this project #663 which has been approved and cannot be started until the right of way for the sewer line have been received.



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OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

page two

For this reason I wish to call this matter to your attention and will certainly bring this before the Town Boards attention. However, if they care to utilize sewer service we have no objection but at the same time we must make provisions for future line placement that would relieve the pump line system on Ceasars Lane.

Thank you for your cooperation in this matter.

Respectfully,

A handwritten signature in cursive script that reads 'Theodore F. Marsden'.

THEODORE F. MARSDEN
Supervisor

TFM/km

cc: Town Board
Town Attorney
Planning Board Attorney

*cc 7/2
PB
STANTON
KNOX
Olliver*

agenda 7/18/73

THE McQUADE FOUNDATION

Box 64, New Windsor, N. Y. 12550
Telephone: 561-0436

Harold Horowitz
Executive Director
William M. King
Assistant Director

July 5th, 1973

Mr. Theodore Marsden, Supv.
Town of New Windsor
Town Hall
New Windsor, New York

Dear Mr. Marsden:

This is to inform you that the Board of Directors of the McQuade Foundation have voted approval of giving an easement for a sewer line on McQuade property.

It is our understanding that the fee for a building permit for our new structures will be waived.

Very truly yours,

Raymond E. Bell

Raymond E. Bell
President
Board of Directors

HH:hbl

P/B

b 7-11-73



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

July 6, 1973

Planning Board
Town Attorney
Kartiganer Engineers
Town Board
McQuade Foundation
Sanitation Department

Subject: McQuade Foundation

Gentlemen:

I have received today a letter from McQuade signed by General Bell indicating approval for the easement required for project #663.

It is also mutually agreed and understood that McQuade will apply for amendment to the contract dated 20 July 1966 to allow new buildings to be incorporated to hook on to the sewer lines of other districts.

It is also mutually agreed and understood between McQuade and the Town of New Windsor that this additional hookup will in the future affect the point charge assessed to McQuade at the time of use and/or installation.

I believe that everything required by this office has been met and have discussed with Mr. Tallarico, Chairman of the Planning Board that approval of the site plan will be granted at the next meeting with any conditions that the Planning Board feel necessary to apply and as a result of this understanding I am authorizing with knowledge of the action known to Mr. Tallarico that a foundation permit be issued by the Building Inspector immediately so that they may proceed with their construction of the proposed plans.

I wish to thank you for your cooperation in this matter.

Respectfully,

THEODORE F. MARSDEN
Supervisor

TFM/km

Map sent to
Water & Sewer
O.C. 8/2

H

6/4/73

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE May 25, 1973

APPLICATION is hereby made for the following:

Agenda _____ Service _____

1. Name WILLIAM MANFREDI CONSTRUCTION CORPORATION

Address 42 IRELAND DRIVE, POUGHKEEPSIE, NY 12603

Telephone number (914) 452-6890

Are you the owner of the property? NO-OWNER IS McQUADE FOUNDATION

2. Briefly describe intention (or attach) and location of property:
CONSTRUCT TWO NEW BOYS' RESIDENCES (ONE STORY) ON EXISTING
PROPERTY AT ROUTE 94, TOWN OF NEW WINDSOR, KNOWN AS McQUADE
FOUNDATION.

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

_____ Variance (Notify P/B -plans if necessary)

_____ Informational meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site plan needed

_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

X
Signed: Medina Morales
(APPLICANT)

Joe Tellerico 562-7432

REQUIRED DATA ON PLAN SUBMITTED *Hussentuffel 562-2762*

1. Legal Data

- (a) The names of all owners on record of all adjacent property.
- (b) Existing school, zoning and special district boundaries
- (c) Building boundaries
- (d) Setbacks
- (f) Easements

*Next Planning Board meeting
June 13th*

2. Existing buildings

Development Data

- (1) Title
- (2) Scale - north point
- (3) Name and address of property owner on record
Name and address of applicant, if different
Engineer and/or architect or planner
- (4) Proposed use of building
- (5) Means of access or egress
- (6) Offstreet parking and loading areas
- (7) Location of existing proposed water and sewer
lines and apperatures.
- (8) Location, power, type and hours of proposed lighting
- (9) Signs (all)
- (10) Screening
- (11) Storm water systems
- (12) Location of uses not requiring a structure
- (13) Site plan of stages complete to ultimate

Maps Required for:

See Windsor Planning Board
Highway Department
Sanitation Department
Water Department
County Planning Board
Building Inspector

Action of Zoning Board of Appeals required

A fee of twenty-five (25) dollars is required for Site Plan Approval plus the cost of the Public Hearing which may be required by the Board.

Plans must be submitted at least fifteen days (15) in advance of the Planning Board meeting. All maps submitted must be at a scale of not more than one hundred (100) feet to the inch.

GINDELE & JOHNSON, PC
RECEIVED
MAY 24 1973
RECEIVED



1763

OFFICE OF THE BUILDING & ZONING INSPECTOR
TOWN OF NEW WINDSOR

Howard R. Collett
555 Union Avenue
New Windsor, New York 12550

(914) 565-8808
June 4, 1973

6-13-73

Mr. Joel Shaw
Orange County Planning Dept.
265 Main Street
Goshen, New York 10924

Dear Joel:

Will you kindly review and comment on the site plans
left at your office for the McQuade Foundation.

Please reply by June 13, 1973.

Thank you for your cooperation.

Very truly yours,

HOWARD R. COLLETT
Building & Zoning
Inspector
Town of New Windsor

HRC/pk

McQuade

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined *6/4* 19*73*.....
Approved 19.....
Disapproved a/c
Permit No.....

Office of Building Inspector
HOWARD COLLETT, Building Inspector
Town Hall, 555 Union Avenue
New Windsor, N. Y. 12550
Telephone 565-8808

Refer —
Planning Board ✓
Highway ✓
Sewer ✓
Water ✓
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date. *May 25* 19*73*...

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

William Mangione
.....
(Signature of Applicant)

42 Ireland Dr., Poughkeepsie, NY
..... 12603
(Address of Applicant)

Name of Owner of Premises McQuade Foundation
Address... Rte. 94, New Windsor, NY 12550 Phone No. 561-0436
Name of Architect... Gindele & Johnson, PC
Address... 6 Liberty St., Poughkeepsie, NY 12601... Phone No. 471-4525
Name of Contractor William Manfredi Construction Corporation
Address... 42 Ireland Dr., Poughkeepsie, NY 12603... Phone No. 452-6890
State whether applicant is owner, lessee, agent, architect, engineer or builder:..... BUILDER

If applicant is a corporation, signature of duly authorized officer.

William Manfredi PRESIDENT
(Name and title of corporate officer)

1. Location of land on which proposed work will be done. Rte. 94
2. Zone or use district in which premises are situated ... General Industry Zone
3. Does proposed construction violate any zoning law, ordinance or regulation? No
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy Home for boys. Intended use and occupancy... Same
5. Nature of work (check which applicable): New Building X Addition..... Alteration.....
Repair..... Removal..... Demolition..... Other.....
6. If dwelling, number of dwelling units. 2 ... Number of dwelling units on each floor. 1 ...
Number of bedrooms. 8 ... Baths. 3 ... Toilets. 1 ...
Heating plant: Gas..... Oil X Electric..... /Hot Air..... Hot Water X
If garage, number of cars. None
7. If business, commercial or mixed occupancy, specify nature and extent of each type of use. N/A
8. Estimated cost. \$200,000.00 Fee
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

✓ 9. Size of lot: Front Rear Depth Front Yard
omit Rear Yard Side Yard Is this a corner lot?

✓ 10. Dimensions of existing structures, if any: Front Rear
omit Depth Height Number of Stories

11. Dimensions of same structure with alterations or additions: Front Rear

N/A Depth Height Number of Stories

12. Dimensions of entire new construction: Front..99'-4"... Rear.99'-4"...

Depth.....66'-0" Height.18'-0"... Number of Stories..1.....

13. Name of Compensation Insurance Carrier ..American & Foreign Insurance Co.....
Workmen's Compensation-ACS-115441

Number of Policy.Comprehensive Liab.-Date of Expiration...October 1973
PLU-790619

14. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board
of Fire Underwriters or other agency or organization?

If so, specify...NYS Board of Fire Underwriters.....

15. IMPORTANT: Do not pour footings until the location of building on lot, and soil has been inspected.

16. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)

17. Walls not to be lathed until Department inspection is made.

18. Defer backfilling until waterproofing of foundation is approved by Department.

PLOT PLAN



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

6-13-73

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

11 June 1973

Planning Board
555 Union Avenue
New Windsor, New York 12550

Subject: McQuade Application

Gentlemen:

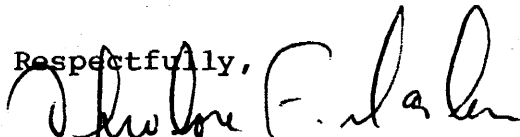
This is to advise you that the sewer expansion project #663 that was recently approved, the Town Board requests an easement from the property owner to insure service for this property.

This institution is partially being serviced by virtue and agreement of the Town Board allowing the use of one building to hook on to the extension that is not in the district and consequently service must be by agreement with them.

I feel that the Town must be granted an easement before any expansion of this area is to be undertaken for review and that the Town Board be consulted in this matter inasmuch as they are the ones that have to approve the sewer hook-up.

I therefore respectfully request that you table any action on their application until the location of the easement has been finalized.

Respectfully,


THEODORE F. MARSDEN
Supervisor

TFM/km
cc: John Stanton
Kartiganer

*Please Return to [illegible]
within [illegible]
[illegible] [illegible] [illegible]*

McQuade Foundation

WATER, SEWER, HIGHWAY REVIEW FORM:

June 6, 1973
The maps and plans for the ^{Plot} ~~Site~~ Approval XXXXXX
Subdivision _____ as submitted by Gindele & Johnson, P.C.
for the building or subdivision of _____
has been reviewed by me and is approved ^{Conditional} ~~XXXX~~ disapproved _____

If disapproved, please list reason.

Easement must be granted for project #663.

Submitted map must be reviewed and approved by Town of New Windsor's consulting engineer...Kartiganer Engineers.

Contractor must post necessary bonds with the Town Hall prior to construction of sewage collection system.

Main sewer line must be tested for infiltration and or exfiltration. Final test for infiltration and or exfiltration must be approved by Kartiganer Engineers.

No house or building lateral shall be made to the main sewer line prior to the final inspection made by consulting engineer.

The contractor shall secure a Sanitary permit for each house or building to be connected to the main sewer line.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

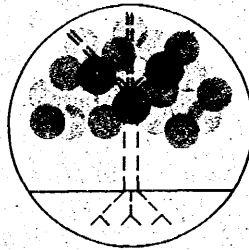
Lynn M. Mastenfe

SANITARY SUPERINTENDENT

Each house or building having a lateral to the main sewer line shall be inspected and recorded on the Sanitary permit for that house or building.

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

June 14, 1973

Mr. Joseph Tallarico, Chairman
New Windsor Town Planning Board
Park Hill Drive
New Windsor, New York 12550

Dear Mr. Tallarico:

We have reviewed the site plans of the McQuade Foundation for two new residence buildings. Our review was conducted according to Sections 239, 1 and m, Article 12-B of the General Municipal Law.

County approval is hereby granted.

Very truly yours,

Peter Garrison
Commissioner of Planning

PG:mj
cc: Howard Collett
Reviewed by:
Edwin J. Garling
Dep. Comm. of Planning



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OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

8/8/73 (7)
Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

July 19, 1973

Hymen Knopf, Esq.
280 Broadway
Newburgh, New York 12550

Dear Hymie:

Please be advised that McQuade Foundation has received a favorable vote from the Town Board at the meeting held on the 18th of July 1973 by which we agreed and won to waive the fees for the Building Permit for the new building and we have authorized the amendment of the 1966 agreement between the Town and McQuade to allow the new buildings to hook onto this sewer line for immediate use.

It is also understood and agreed by both sides a point assessment will be made at the time of hookup of these buildings to see if any additional charges will be necessary.

I wish to thank you for your cooperation in this matter.

Respectfully,

THEODORE F. MARSDEN
Supervisor

TFM/km

cc: Town Clerk
Building Inspector
McQuade
Comptroller
Planning Bd.
Town Attorney



NOTES:
1. PROPERTY LINES PLOTTED FROM DEEDS & MAPS OF RECORD.
2. SEWER EASEMENT INFORMATION FROM MAP PREPARED BY
KARTIGANER ENGINEERS JOB NO. DG-117.

	GINDELE & JOHNSON, P.C. ARCHITECTS SIX LIBERTY STREET POUGHKEEPSIE, NEW YORK 12601 914-471-4525	BOYS' RESIDENCES FOR THE McQUADE FOUNDATION NEW WINDSOR, NEW YORK		PLOT PLAN		
				JOB NUMBER 7302	DATE JUNE 1, 1978	

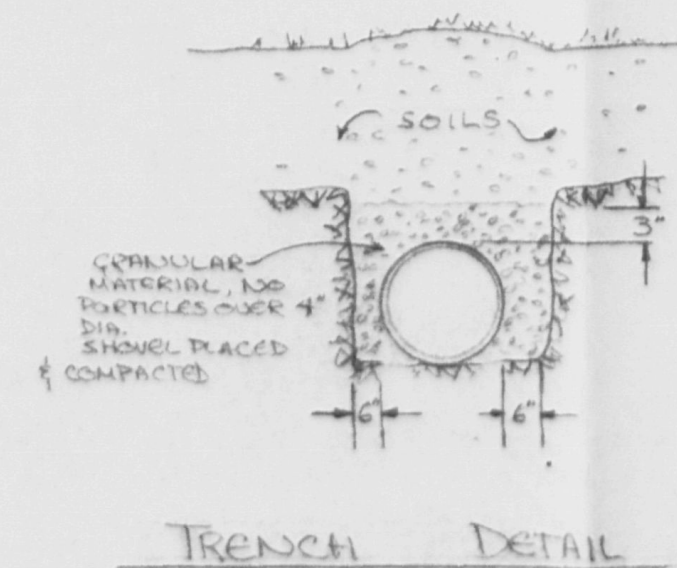
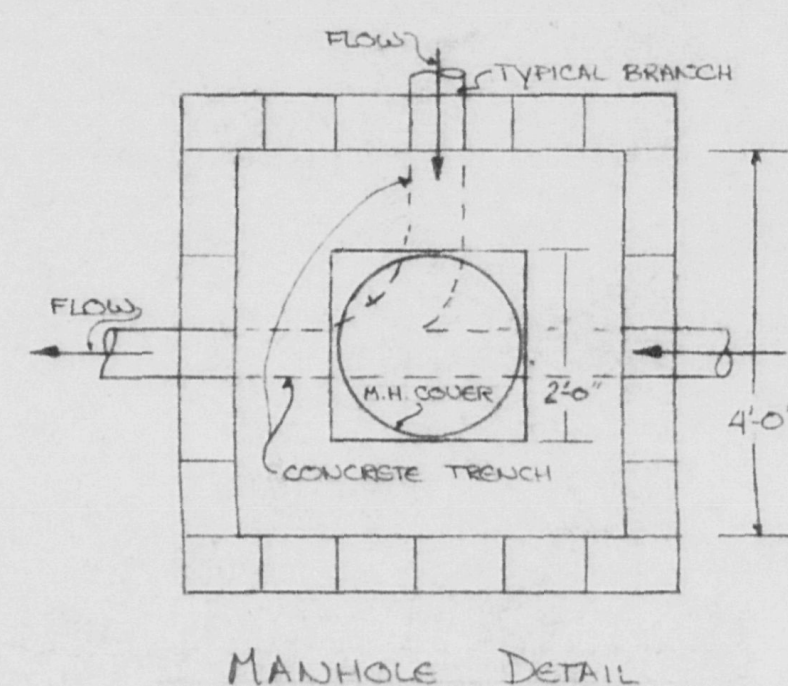
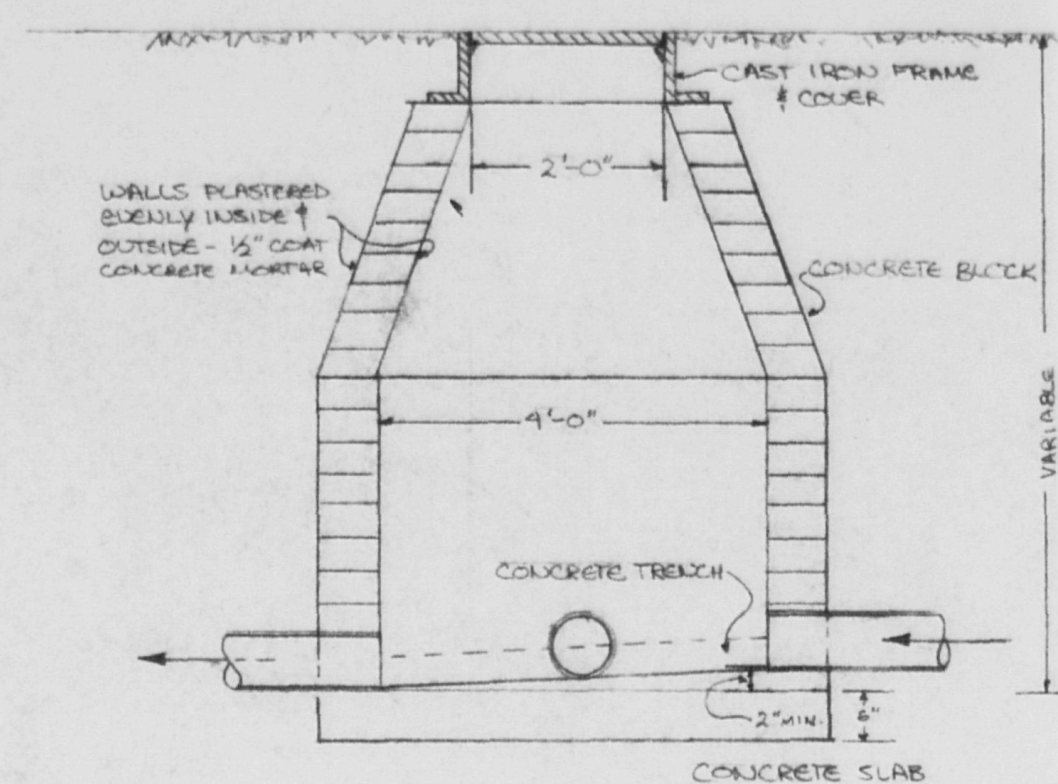


- GENERAL NOTES**
1. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY KARTIGANER ENGINEERS, DATED 11 JAN. 1978.
 2. EXISTING & PROPOSED CONTOUR INTERVAL IS ONE FOOT.
 3. THE CONTRACTOR SHALL CHECK & VERIFY ALL GRADES AND EXIST'G CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 4. THE CONTRACTOR SHALL STAKE OUT THE BUILDINGS & NEW DRIVE FOR ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
 5. ALL AREAS NOT COVERED BY BUILDINGS OR PAVING SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UPON COMPLETION OF THE WORK.
 6. ALL TREES SPOTTED ON THE DRAWING ARE SCHEDULED TO REMAIN. TREES WHICH MAY BE SUBJECT TO DAMAGE DURING CONSTRUCTION SHALL BE ADEQUATELY PROTECTED. REMOVAL OF ANY TREES OUTSIDE BUILDING AREAS IS SUBJECT TO APPROVAL BY OWNER.
 7. VERIFY ELECTRIC SERVICE INSTALLATION REQUIREMENTS WITH C.H. & E.
 8. SEE DWG. S-1 FOR SANITARY SEWER LINE SIZE & LOCATION.

LEGEND

---	EXIST. CONTOUR
- - -	PROPOSED CONTOUR
182.5	EXIST. SPOT ELEVATION
179.6	PROPOSED SPOT ELEVATION
E	ELECTRIC LINE
W	WATER LINE

	GINDELE & JOHNSON, P.C. ARCHITECTS SIX LIBERTY STREET POUGHKEEPSIE, NEW YORK 12601 914-471-4525	BOYS' RESIDENCES FOR THE McQUADE FOUNDATION NEW WINDSOR, NEW YORK	SITE PLAN	A 1
JOB NUMBER 7302		DATE APRIL 9, 1978	SCALE 1" = 20'-0"	



NOTES:

1. A PERMIT FOR CONNECTION TO THE TOWN SEWER SYSTEM WILL BE OBTAINED BY THE CONTRACTOR AND ALL REQUIREMENTS SHALL BE MET BY HIM WHETHER OLD THIS PIPES OR NOT.
2. ALL PIPE SHALL BE Laid IN TRENCHES TRUE TO LINE AND GRADE & FREE OF ANY STONE. IN THE EVENT ROCK IS ENCOUNTERED IT SHALL BE REMOVED TO A DEPTH 6" BELOW THE INVERT GRADE AND THIS 6" REPLACED WITH SAND OR PIPE GRAVEL.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT GRADES BEFORE BEGINNING CONSTRUCTION.
4. PIPES SHALL BE CONSTRUCTED IN SUCH A WAY THAT THEY SHALL NOT INFLUENCE OR EXFILTRATE MORE THAN 600 GALLONS / DAY / MILE.

